

PLAN COMMISSION MEETING
AUGUST 7, 2018 - 5:00 P.M.

Members Present: Mike Kastens, Jim Zajkowski, Michelle Scanlan, David Wilford, and David Tyvoll

Members Absent: Fred Horne and MaryKay Rice

Others Present: Dan Licht, Beth Thompson and Tanya Batchelor

Jim Zajkowski called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by David Wilford and carried.

Jim Zajkowski moved to approve the minutes from May 15, 2018 and June 7, 2018, seconded by Mike Kastens and carried.

Public Hearing

Jim Zajkowski declared the Public Hearing open to discuss the following:

- a) Petition for Annexation from Roger and Laurie Neumann for the following properties: 038-1109-95-000 consisting of 40 acres; 038-1141-40-000 consisting of 40 acres; 038-1141-30-050 consisting of 39 acres; 038-1141-10-001 consisting of 40 acres; 038-1138-10-002 consisting of 40 acres; 038-1138-10-000 consisting of 40 acres; 038-1138-10-001 consisting of 40 acres; 038-1110-30-000 consisting of 40 acres; 038-1110-10-000 consisting of 40 acres; 038-1106-50-001 consisting of 40 acres; 038-1106-50-000 consisting of 80 acres. Property is located north of Cty Hwy 64 and north of the Health Center property.
- b) Petition for Annexation from Roger and Laurie Neumann for 038-1101-10-00 consisting of 17.67 acres; and 038-1101-20-000 consisting of 29.76 acres; 038-1101-10-400 consisting of 2.20 acres; and 038-1101-50-000 consisting of .27 acres. Property is located south of 200th Avenue abutting the airport property.
- c) Petition for Annexation from St. Croix County for parcel #038-1141-30-075 for a cemetery located north of the Health Center property.
- d) Petition for Annexation from Brett Neumann for the following properties: 038-1106-10-010 Consisting of 20 acres; 038-1105-95-010 consisting of 20 acres; 0389-1108-10 consisting of 40 acres; 038-1108-20-000 consisting of 40 acres; 038-1108-30-000 consisting of 40 acres; and 038-1108-40-000 consisting of 40 acres. Property is located north of the Health Center property.
- e) Petition for Annexation from City of New Richmond for 038-1110-20 Compost Site consisting of 40 acres. Located north of the Health Center property.

Dan Licht explained the property owners have petitioned the City to annex their property to the City. There is a Boundary Agreement with Star Prairie Township that allows this property to become annexed. A couple property owners in Star Prairie Township expressed their concern with the annexation and asked if this property is included with the 70% figure listed in the Boundary Agreement. Doug Rivard, former Star Prairie Town Chairman, explained that this property was part of the St. Croix County Health Center property at the time the Boundary Agreement was created and was not included in the 70% figure established. Discussion followed. The Development Review Committee has reviewed the annexation petitions and recommended approval with the following zoning:

038-1138-10-002	Roger & Laurie Neumann	Z3 Mixed Use Corridor
038-1138-10-001	Roger & Laurie Neumann	Z4 Med-High Density Residential

038-1138-10-000	Roger & Laurie Neumann	Z4 Med-High Density Residential
038-1141-30-050	Roger & Laurie Neumann	Z4 Med-High Density Residential
038-1141-10-000	Roger & Laurie Neumann	Z4 Med-High Density Residential
038-1141-10-001	Roger & Laurie Neumann	Z3 Mixed Use Corridor
038-1110-30-000	Roger & Laurie Neumann	Z2 Low Density Residential
038-1110-10-000	Roger & Laurie Neumann	Z2 Low Density Residential
038-1106-50-000	Roger & Laurie Neumann	Z2 Low Density Residential
038-1106-50-001	Roger & Laurie Neumann	Z2 Low Density Residential
038-1109-95-000	Roger & Laurie Neumann	Z2 Low Density Residential
038-1110-20-000	City of New Richmond	Z1 Institutional
038-1108-30-000	Brett Neumann LLC	Z2 Low Density Residential
038-1108-40-000	Brett Neumann LLC	Z2 Low Density Residential
038-1106-10-010	Brett Neumann LLC	Z2 Low Density Residential
038-1105-95-010	Brett Neumann LLC	Z2 Low Density Residential
038-1108-10-000	Brett Neumann LLC	Z2 Low Density Residential
038-1108-20-000	Brett Neumann LLC	Z2 Low Density Residential
038-1141-30-075	St. Croix County	Z4 Institutional

Dan Licht explained the property owned by Roger and Laurie Neumann located by the airport off Highway 65. The Development Review Committee recommended approval of this annexation with the following Zoning:

038-1101-50-000	Roger & Laurie Neumann	Z7 Industrial
038-1101-20-000	Roger & Laurie Neumann	Z7 Industrial
038-1101-10-000	Roger & Laurie Neumann	Z7 Industrial
038-1101-10-400	Roger & Laurie Neumann	Z7 Industrial

f) Petition for Annexation from Jeff Miller 026-1001-50-100 Located at 1749 140th Street and described as CSM 7/2014 consisting of 1.82 acres.

Dan Licht explained this property is located on 140th Street and the sewer is failing and needs to be replaced. The homeowners have petitioned to annex and hook up to City services. Discussion followed.

g) Amend Section 121-9.B.15 to revise rear yard setbacks for decks within the Paperjack Creek Villas PUD.

Dan Licht explained that Jeremy Wilson had applied for a variance to allow him to build a deck. The variance was denied even though another property had received a variance for the same purpose in the same area in the last year. Staff went out and looked at the properties affected by the larger setback and they felt an amendment to the PUD would be appropriate to allow a 10-foot rear-yard setback.

h) Repeal Section 121-35 of the Zoning Ordinance establishing provisions for extra-territorial zoning.

i) Amend Chapter 117, Article II to add provisions related to extra-territorial subdivision review.

Jim Zajkowski declared the Public Hearing closed.

Jim Zajkowski moved to approve the annexation petitions from Star Prairie Township with the zoning as outlined above and in the July 25, 2018, planning report, seconded by Mike Kastens and carried.

Jim Zajkowski moved to approve the petition for annexation from Jeff and Lisa Miller from Richmond Township with Z2 Zoning District, seconded by David Tyvoll and carried.

Mike Kastens moved to approve an amendment to the Paperjack Creed PUD District allowing a 10-foot rear-yard setback for decks attached to the principal building, seconded by David Tyvoll and carried. David Wilford voted no.

Michelle Scanlan moved to table discussion regarding Amending Section 121-9.B.15, seconded by David Wilford and carried.

Michelle Scanlan moved to table discussion regarding Amending Chapter 117, Article II, seconded by Mike Kastens and carried.

David Wilford moved to adjourn the meeting, seconded by Michelle Scanlan and carried.

Meeting adjourned at 5:22 p.m.

Tanya Batchelor
City Clerk